# 31ST AVE SHORT PLAT

SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 31N., RNG. 5 E. W.M., CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON. Z-05-022-FSP

# LEGAL DESCRIPTION

LOT 11, FIR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 47 RECORDS OF SNOHOMISH-COUNTY, WASTINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1927658, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### EASEMENTS

1. AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, CASCADE GAS COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AND TCI CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AS SHOWN ON THE MAP HEREIN, IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, CABLE TV, WATER, SEWER, STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.

2. AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 287 FEET MEAN SEA LEVEL (MSL.) AND EXTENDING UPWARD IS HEREBY DEDICATED TO ARLINGTON MUNICIPAL AIRPORT UPON THE RECORDING OF THIS PLAT WHEREBY NO OBJECTS WILL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION REGULATIONS (FAR.) PART 77).

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT—OF—WAY OR OTHER AREAS SO DEDICATED.

5-17-05

AUL E. CARLSON

LAURA M. CARLSON

FRONTIER BANK

BY: Alice Bridge

#### RESTRICTIONS

T. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

2. SINCE AIRERAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWN SHELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

3. NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

- 4. ALL SCREENING AND SHADING ELEMENTS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY-SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

6. IMPACT FEES FOR THE LAND USE PERMIT ARE BASED ON 4-NEW DWELLING UNITS AND 1 EXISTING UNIT. IF-MORE THAN 4 NEW-DWELLING UNITS ARE CONSTRUCTED ON THE 3 LOTS, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS, WHICH WILL BE REQUIRED AT THE AMOUNT IN PLACE AT THE TIME THE BUILDING PERMITS ARE ISSUED.

IMAPACT FEES PAID -

SCHOOLS - \$4,464\_-

CITY JRAFFIC - \$4,152 CITY NEIGHBORHOOD AMINI PARKS - \$1,936 CITY COMMUNITY PARKS - \$6,648

7. THE 30' LANDSCAPE EASEMENT SHOWN ON THE FACE OF THIS SHORT PLAT SHALL ALLOW FOR DRIVEWAYS, PRIVATE ROADS AND UTILITIES FOR SERVICING THE LOTS WITHIN THIS SHORT PLAT.

## CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

PLANNING MANAGER

LETTER OF THE STATE OF THE

### CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON' PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION, (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

JENGINEER

JIY ENGINEER

JULY JOS

- CERTIFICATE OF CITY TREASURER

HEREBY-CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON BY THE DAY

INANCE DIRECTOR/CITY- TREASURER

SNOHOMISH COUNTY\_TREASURER'S CERTIFICATE

| HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED
AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND
RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED,
INCLUDING \_\_\_\_\_TAXES.

**- - - - -** -

EXAMINED THIS \_\_\_\_ DAY OF \_

SNOHOMISH COUNTY TREASURER

DEPUTY COUNTY TREASURER

# STATE OF WASHINGTON ) COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL E. CARLSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED:
SIGNATURE:
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT
MY APPOINTMENT EXPIRES

STATE OF WASHINGTON )
COUNTY OF SNOHOMISH )

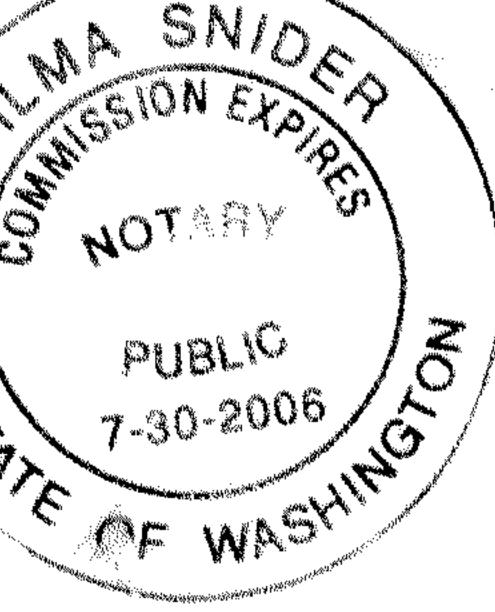
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAURA M. CARLSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED:
SIGNATURE: VALUE LATE OF WASHINGTON
RESIDING AT 1124 A SEE LATE STEEPENS
MY APPOINTMENT EXPIRES 1417

STATE OF WASHINGTON )

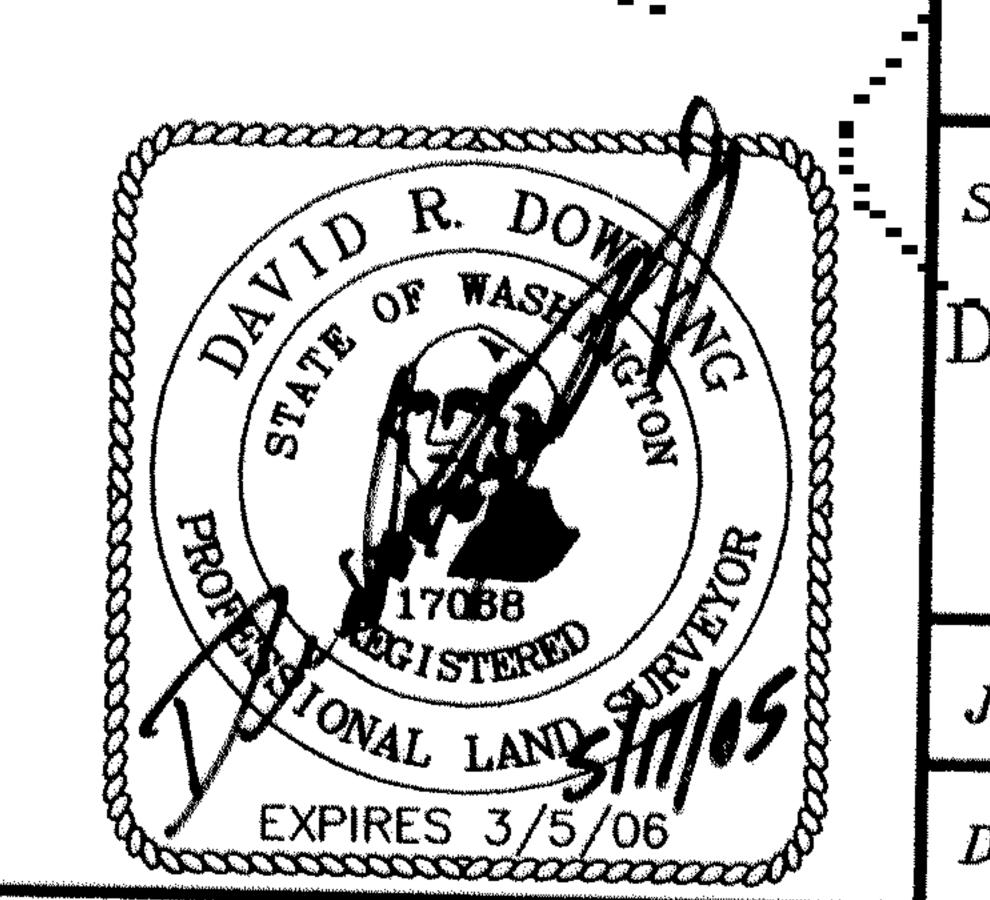
COUNTY OF SNOHOMISH )

DATED:
SIGNATURE:
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT
MY APPOINTMENT EXPIRES



### CERTIFICATE OF SURVEY AND ACCURACY

REGISTRATION NUMBER - 17068



31.ST AVE-SHORT PLAT

SW 1/4 OF THE NE 1/4 OF SECTION 20, TWP. 31N., RNG. 5 E. W.M.,

Z-05-022-FSP

V-E-YOR:

DAVID R. DOWNING & ASSOC., INC.

PROFESSIONAL LAND SURVEYOR

4229 76th ST. N.E.

MARYSVILLE, WA. 98270 (360) 653-5385

 JOB NO.
 04-025
 DRAWN BY DDD 

 DATE
 2/14/05
 FIELD-BOOK 81

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID R. DOWNING, THIS DAY OF DAY OF MINUTES PAST M., AND RECORDED IN VOL. OF SHORT PLATS, PAGE(S), RECORDS OF SNOHOMISH COUNTY, WASHINGTON

AUDITOR, SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR

NEUISTENEU LANU SUI

